



**97, 28 Heritage Drive
Cochrane, Alberta**

MLS # A2288441



\$414,900

Division:	Heritage Hills		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,410 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: none

Two Primary Suites. Mountain Views. A Community You'll Love. Welcome to Laredo Place — one of Cochrane's most friendly and welcoming pockets of Heritage Hills, where neighbours feel like family and the mountains are always in view. This original-owner townhome stands out for all the right reasons. A unique, thoughtfully planned corner unit layout makes the most of every level, with generous windows throughout ensuring the home is bathed in natural light from top to bottom. The main entry welcomes you into a spacious foyer before opening up to a dramatic living room boasting 20-foot ceilings and access to a private deck — a serene spot to sip your morning coffee with nothing but fresh mountain air around you. A few steps up brings you to a bright, airy kitchen and dining area, perfect for gathering and everyday living. The top floor is where this home truly sets itself apart — two full primary bedrooms, each complete with its own private ensuite. Whether you're accommodating family, guests, or simply want the luxury of space, this rare double-suite setup delivers. The fully finished walkout lower level offers even more flexibility — use it as a third bedroom, a home office, or a generous family room — and steps out to your own private patio, perfect for outdoor relaxation. And with a remarkable 22-foot crawl space, storage is plentiful and always within easy reach. Just minutes from Cochrane's beloved historic town centre, you're close to charming cafés, great restaurants, local pubs, mountain pathways, and everything that makes this town so special. With over 1600 Sqft of living space this home has room for you to live and grow. Come see why this gem feels like home the moment you arrive.